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Mortgage Association d/b/a Fannie Mae*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

BLAINE YAMAMOTO, an individual

Plaintiff,

v.

HOMEOWNERS FINANCIAL GROUP USA,
LLC an Arizona limited liability company;
JULINE CHUTUK, an individual; BRIAN
ESPOSITO, an individual; GEICO
INSURANCE AGENCY, LLC, a foreign
limited liability company; SPECIALIZED
LOAN SERVICING, LLC, a foreign limited
liability company; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC., a Delaware corporation; FEDERAL
NATIONAL MORTGAGE ASSOCIATION
d/b/a FANNIE MAE, a corporation chartered
by the U.S. Congress; DOES 1-10, inclusive;
ROE ENTITIES 1-10, inclusive,

Defendants.

CASE NO. 2:23-cv-01142-APG-BNW

**STIPULATION AND ORDER
EXTENDING TIME FOR
DEFENDANT JULINE CHUTUK
TO RESPOND TO COMPLAINT**

(Fifth Request)

On December 12, 2023, this Court entered an order granting a stipulation to stay this case for 60 days while the parties engaged in settlement discussions. [ECF No. 44]. Prior to the granting of this stay, the deadline for Defendant Juline Chutuk (“Chutuk”) to respond to the Complaint filed by Plaintiff Blaine Yamamoto (“Plaintiff”) Complaint had been December 11, 2023.

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1 As the stay will be automatically lifted on February 12, 2024, counsel for Chutuk
2 and counsel for Plaintiff hereby stipulate and agree that Chutuk shall have up to and
3 including March 1, 2024, to answer or otherwise respond to Plaintiff's Complaint.

4 Although the parties were unable to settle this case during the pendency of the
5 stay, the parties remain actively engaged in settlement discussions and continuing
6 toward an early resolution of this case. Further, a decision by this Court regarding
7 removal remains pending. [See ECF No. 24]. A further extension will ensure that, if
8 the parties do not reach a settlement, any response to the complaint is filed in the
9 correct action.

10 This is the fifth request to this Court for such an extension, and it is made in
11 good faith and not for purposes of delay.

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1 DATED this 9th day of February, 2024.

2 BALLARD SPAHR LLP

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By: /s/ Armand Fried

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23 *Attorneys for Defendant Homeowners*

24 *Financial Group USA, LLC, Juline Chutuk,*

25 *and Brian Esposito*

26

27 **ORDER**

28 IT IS SO ORDERED:



UNITED STATES MAGISTRATE JUDGE

DATED: 2/12/2024